



JOINT PUBLIC HEARING

Rockport City Council
and
Planning & Zoning Commission

NOTICE is hereby given that the Rockport City Council and the Planning & Zoning Commission will hold a Joint Public Hearing on Tuesday, November 9, 2021, at 6:30 p.m., at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, to consider amendments to the City of Rockport Code of Ordinances Chapter 118 *Zoning*, related to Recreational Vehicle Parks including but not limited to the creation of a new zoning district and special conditions for developing Recreational Vehicle Parks. For more information and a full list of the proposed amendments please visit the City's website at www.cityofrockport.com

The meeting will be held in person with social distancing guidelines and using the video conferencing application ZOOM. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. **Video conferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission and City Council. Members of the public can participate in the meeting remotely by using the ZOOM address that will be provided on the City Council Agenda of October 19, 2021 and posted on the City's website www.cityofrockport.com.**

Public participation is valued and citizens wishing to express their views during the Joint Public Hearing can electronically submit a Citizen Participation Form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/CouncilCitizenParticipation>, or if attending the meeting in person register before the meeting begins. Using the same form, citizens can also provide written comments to the City Secretary by 4:00 p.m. on the day of the meeting. The Mayor will read the comments and they will be summarized in the minutes of the meeting.

The City encourages citizens to participate and make their views known at this Joint Public Hearing. For further information on this request, please contact the Building Department at (361) 790-1125.

POSTED the 18th day of October 2021, on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas, and on the website www.cityofrockport.com.

PUBLISHED in *The Rockport Pilot* in the Wednesday, October 20, 2021, Edition, in accordance with the City of Rockport Code of Ordinances.

CITY OF ROCKPORT, TEXAS


Teresa Valdez, City Secretary

1 **Exhibit A**

2

3 All text which is underlined denotes addition of new text. All text which is ~~strikethrough~~ denotes removal
4 of existing text. All other text is existing unchanged text. Any existing text which has been omitted shall
5 be considered unchanged. Diagrams shown shall be added to the appropriate sections where they are
6 included. All text which is both, between braces { } and italicized, is for document organization and
7 reference only and is not intended to be adopted or codified. Chapter 118 of the Code of Ordinances, City
8 of Rockport, Texas is hereby amended as follows:

9

10 **{Modifications to Definitions}**

11 *{The following is text modifying definitions in Sec.118-3 for Manufactured Home Park, RV, and RV Park}*

12 Sec. 118-3. Definitions.

13 *Manufactured Home Park.* A parcel or contiguous parcels of land divided into two or more manufactured
14 home spaces and available on a rental basis. ~~May coexist with a Recreational Vehicle Park.~~

15 *Recreational Vehicle. Abbr. RV.* ~~A vehicle which is built on a single chassis; is four hundred (400) square~~
16 ~~feet or less when measured at the largest horizontal projection; is designed to be self propelled or~~
17 ~~permanently towable by a light duty vehicle; and is designed primarily not for use as a permanent~~
18 ~~dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.~~

19 *Recreational Vehicle. Abbr. RV.* ~~A vehicular unit, which is designed for living or sleeping and/or~~
20 ~~recreational purposes and equipped with wheels which is either self-propelled, mounted on, or pulled by~~
21 ~~another vehicle. Examples include but are not limited to a travel trailer, pop-up camper, truck camper,~~
22 ~~fifth-wheel trailer, class A motor home, class B motor home, or class C motor home.~~

23 *Recreational Vehicle Park. Abbr. RV park.* A parcel or contiguous parcels of land divided into two or
24 more recreational vehicle spaces and available on a rental basis. ~~May coexist with a Manufactured Home~~
25 ~~Park.~~

26 *Substantial Damage.* ~~Damage of any origin sustained by a structure whereby the cost of restoring the~~
27 ~~structure to its condition before damaged would equal or exceed 50 percent of the value of the structure~~
28 ~~before the damage occurred. Value of the structure shall be determined by the most recent Aransas~~
29 ~~County Appraisal District tax appraised value or independent property appraisal submitted by the~~
30 ~~property owner, whichever is greater.~~

31 **{Establishing the Recreational Vehicle Park District}**

32 *{The following is text establishing the RV Park District}*

33 Sec. 118-4. Districts and general provisions.

34 4.1 Districts Established. Zoning districts as herein set forth are established. The city is hereby divided
35 into the following districts:

36 R-1 1st Single-Family Dwelling District

R-2	2nd Single-Family Dwelling District
R-2B	Zero Lot Line Single-Family District
R-2M	Manufactured Housing District
R-3	Duplex Dwelling District
R-4	1st Multi-Family Dwelling District
R-5	2nd Multi-Family Dwelling District
R-6	Hotel/Motel District
R-7	Residential and Office District
<u>R-8</u>	<u>Recreational Vehicle Park District</u>
B-1	General Business District
B-2	Central Business District
I-1	Light Industrial District
I-2	Heavy Industrial District
P.U.D.	Planned Unit Development District

45

46 **{Reindexing Zoning District Codification}**

47 {The following is text for reindexing the section numbering for all the zoning districts to allow all zoning
48 districts to be adjacent to each other when codified into the code of ordinances.}

49
50 Sec.118-6.1 R-1 1st Single-Family Dwelling District
51 Sec.118-6.2 R-2 2nd Single-Family Dwelling District
52 Sec.118-6.3 R-2B Zero Lot Line Single-Family District
53 Sec.118-6.4 R-2M Manufactured Housing District
54 Sec.118-6.5 R-3 Duplex Dwelling District
55 Sec.118-6.6 R-4 1st Multi-Family Dwelling District
56 Sec.118-6.7 R-5 2nd Multi-Family Dwelling District
57 Sec.118-6.8 R-6 Hotel/Motel District
58 Sec.118-6.9 R-7 Residential and Office District
59 Sec.118-6.10 R-8 Recreational Vehicle Park District
60 Sec.118-6.11 B-1 General Business District
61 Sec.118-6.12 B-2 Central Business District
62 Sec.118-6.13 I-1 Light Industrial District
63 Sec.118-6.14 I-2 Heavy Industrial District
64 Sec.118-6.15 P.U.D. Planned Unit Development District
65
66 Sec.118-7 through 118-19 Reserved.

67 **{Recreational Vehicle Park District Regulations}**

68 {The following is text for creating the new district base regulations}

69
70 Sec. 118-6.10 Recreational Vehicle Park District (R-8)

71
72 10.1 Use Regulations. The purpose of this district is to provide for recreational vehicle parks and
73 associated uses. Land and premises may be used only for:

74 1. Recreational Vehicle Parks

75 2. Restaurants, cafes, food catering services.
 76 3. Offices, banks, libraries, museums, etc.
 77 4. Shops (butcher shops, shoe shops, shell shops, etc., including pawn shops that have been licensed
 78 to transact business by the Consumer Credit Commissioner under Chapter 371, Finance Code).
 79 5. Bed and breakfast.
 80 6. Religious, educational, and philanthropic institutions.
 81 7. Public parks, public buildings (except detention centers, penal and mental institutions).
 82 8. Golf courses and golf clubs, but no commercial miniature courses or driving ranges.

83
 84 **10.2 Area and Yard Regulations.**

85 **10.2.1 Area of the Lot.** The minimum area of the lot shall be 4 acres.

88 **10.2.2 Width of the Lot.** The minimum width of the lot shall be fifty (50) feet.

90 **10.2.4 Yard Area and Building Setbacks.** See table 20.

92 **10.3 Height of the Building.** No building shall exceed thirty-five (35) feet in height. See Article 3 *Definitions*
 93 and Article 20 *District area, yard, and height regulations.*

95 **10.4 Parking Regulations.** Parking Regulations for permitted uses are contained in Article 21 [section 118-
 96 21].

98 **10.5 Accessory Use Regulations.** Accessory uses, which are auxiliary or incidental to the primary used of
 99 a building or premises, as contained in Article 22.

101 ***{Adding RV Park District to Lot Dimensions Table}***

102 *{The following text is for adding the new RV Park District to the lot dimensions and setbacks table}*

104 Table 20
 105 (Refer to Exceptions enumerated in Article 20 [section 118-20])

Areas & Densities	R-1	R-2	R-2B	R-2M	R-3	R-4	R-5	R-6	R-7	R-8	B-1	B-2	I-1	I-2
Lot Area Minimum (sq.ft.) – PER LOT	7000	5000	5000	5000	7000	5000	5000	5000	5000	<u>4</u> acres	n/a	n/a	n/a	n/a
Lot Area Minimum (sq.ft.) – PER DWELLING UNIT	7000	5000	5000	5000	3500	3500	2200 *1	2200 *2	2200	n/a	n/a	n/a	n/a	n/a
Lot Width Minimum (ft.)	50	50	50	50	50	50	50	50	50	<u>50</u>	50	n/a	n/a	n/a
Yard, minimum - FRONT	20	25	25	25	25	25	25	25	25	<u>25</u> *6	20	n/a	20	20
Yard, minimum – REAR	20	20	10	20	20	20	20	20	10	<u>20</u>	n/a	n/a	n/a	n/a

Yards, minimum – SIDE INTERIOR *3	5	5	10/0	5	5	5	5	5	5	<u>10</u>	n/a	n/a	n/a	n/a
Yards, minimum – SIDE EXTERIOR *3	15	15	15	15	15	15	15	15	15	<u>10</u>	n/a	n/a	n/a	n/a
Living Area (sq.ft.)	800	600	600	600	500	500	500	500 *4	500 *5	<u>n/a</u>	500	n/a	n/a	n/a
Height, Maximum (ft.)	35	35	35	35	35	35	35	45	35	<u>35</u>	45	35	45	45

107

108

109 **{Addition of Parking Requirements for RV Parks}**110 *{The following text is for adding parking requirements for the RV Park Land Use}*

111

112 Sec. 21.1.1

USE	REQUIREMENT
Recreational Vehicle Park	<u>2 per designated RV space/slip</u>

113

114 **{Addition of Accessory Uses for Recreational Vehicle Park District}**115 *{The following text is for establishing accessory uses for the RV Park district and any associated requirements.}*

116

117 22.1.3 In R-6 and, R-7 and R-8 Districts:

1. Any use listed above in 22.1.2, except that 1) servants/guest quarters shall not be located in the R-8 district.
2. Subordinate uses for hotels, motels and bed and breakfast establishments. Such facilities shall include but not be limited to, retail shops, restaurants, clubs and lounges, and shall be wholly or partially within the primary structure and not built or used as a detached structure or facility.
3. Piers, boat docks and related marine facilities may be detached from the main structure and are to be used only by the occupants and their guests.
4. Subordinate uses for Recreational Vehicle Parks may also include the following:
 - a. Temporary boat and trailer parking for occupants only.
 - b. Campgrounds.
 - c. Park manager living quarters.
 - d. Rental RV's and Cabins taking up no more than fifteen percent (15%) of the total gross area.

118

119 22.2.2 Except, as otherwise allowed in this subsection, fences in R-1 through R-7 districts shall not exceed six (6) feet in height, and fences in R-8 districts shall not exceed eight (8) feet in height. Fences adjacent to city parks or public space shall not exceed eight (8) feet in height. Fences on a property adjacent to business or industrial districts shall not exceed the maximums allowed for the adjacent district, whichever is higher. For the purpose in this subsection, when a street right-of-way divides two districts, it is considered to be a separation between the districts, and a property on one side of the street is not considered adjacent to the district on the other.

141 **{Removal of RV Parks from CUP List}**142 *{The following text is for removing RV parks from the list of specific uses that require a conditional use
143 permit.}*

144

145 Sec.118-23.10

146

147 10. ~~Recreational Vehicle~~/Manufactured Housing Parks in any district when complying with ~~recreational~~
148 ~~vehicle~~/manufactured housing park standards addressed in Article 24 of this ordinance [section 118-24 of
149 this Code].

150

151 **{Modification to Manufactured Housing Parks Special Conditions}**152 *{The following text is for removing recreational vehicle references from the Manufactured Housing Parks
153 Special Conditions Sec.118-24.2.13.}*154 24.2.13 Regulation of ~~Recreational Vehicle~~/Manufactured Housing Parks.155 1. *General Provisions.* The following general provisions are required for the development or the
156 expansion of ~~RV~~/Manufactured Housing Parks ~~within the R-1 up through and including the R-7 zoning~~
157 ~~districts.~~158 2. Mobile Homes, as defined, are prohibited within ~~RV~~/Manufactured Housing Parks inside the city
159 limits of the City of Rockport unless such mobile home existed prior to annexation. Replacement of an
160 existing mobile home shall be with a HUD-Code Manufactured Home. Replacement of an existing HUD-
161 Code Manufactured Home shall be with a HUD-Code Manufactured Home of equal size, but not less than
162 320 square feet, or larger, and be a newer model.*163 * NOTE: Newer model is defined as a manufactured home with a manufactured date being not more
164 than ten (10) years prior to the calendar year it is to be placed on the property.165 3. Upon application, the installation of a ~~Recreational Vehicle~~/Manufactured Home Park shall be
166 permitted as determined appropriate by the City through a conditional-use permit (CUP), including a
167 Planned Unit Development (PUD) that may contain a ~~RV~~/Manufactured Home Park. An application to
168 install a ~~HUD-CodeODE~~ Manufactured Home for use and occupancy as a residential dwelling is deemed
169 approved and granted unless the City denies the application in writing within forty-five (45) days from
170 receipt of the application setting forth the reason.

171 4. This section shall not affect the applicability of any deed restriction that is otherwise valid.

172 5. Specific Provisions. In addition to CUP approval, land used as a ~~RV~~/Manufactured Home Park shall
173 be developed according to the following criteria.174 6. The above described park may include Manufactured Homes, ~~RV's/Travel Trailers and Campgrounds~~
175 ~~or any combination thereof.~~ Other uses, in addition to the uses described herein, shall be conditioned or
176 amended, as the case may be, by Special Permit.

177 ~~7. Parks containing a combination of Manufactured Homes, RV's/Travel Trailers or Campgrounds must~~
178 ~~designate separate areas for each classification. No mixture of Manufactured Homes, RV's/Travel Trailers,~~
179 ~~campgrounds or other approved uses is permitted in any designated area (Density control).~~

180 ~~78.~~ The manufactured housing park area shall consist of at least four (4) acres in size. The number and
181 location of external access drives shall be approved by the Zoning Administrator and the Director of Public
182 Works.

183 ~~89.~~ Scaled plans and specifications showing details of the proposed park layout shall be submitted and
184 reviewed by city staff prior to any zoning approval and/or building permit activity. Future additions to the
185 park shall be processed in the same manner as an original proposal.

186 ~~910.~~ There shall be no minimum lot/space area except that each ~~RV~~/Manufactured Housing unit shall be
187 located on each space so that there is at least twenty (20) feet unobstructed clearance between units, side-
188 to-side and end-to-end and ten (10) feet unobstructed clearance between units and adjacent permanent
189 structures or lots. No unit shall be closer than ten (10) feet from any internal road and no closer than twenty
190 (20) feet from any external access road.

191 ~~1044.~~ Manufactured Housing ~~and RV's/Travel Trailers~~ located in the park shall be connected to city
192 water and wastewater systems if available.

193 ~~1142.~~ Interior access drives shall be maintained with a hard surface, with approved drainage and be of
194 sufficient width in each area to conform with the type of unit to be assigned to the area, as determined by
195 the Zoning Administrator. Parking on interior access drives shall be permitted only if sufficient clearance
196 exists for one (1) car passage in addition to parking.

197 ~~13.~~ ~~A service building to provide necessary sanitation and laundry facilities shall be provided. Such
198 building(s) shall be conveniently located and shall provide fixtures as required by the Plumbing Code.~~

199 ~~12 14.~~ The park shall conform to all other City of Rockport regulations and codes ~~relating to planning
200 and zoning, building, gas, mechanical, plumbing, electrical installations and tie-downs for windstorm
201 compliance~~. All manufactured housing units unoccupied during hurricane season (June 1 to November 30)
202 must be tied down (see Building Code) ~~or removed from the park~~. Lot spaces shall be labeled with numbers
203 to augment identification by 911 operations. Fire hydrants shall be required as specified by the ~~Director of
204 Public Works City Manager or his/her designee~~ and shall be included in the park layout plans submitted for
205 approval.

206 ~~13 15.~~ Out-side lighting shall be in accordance with the city's Light Nuisance Ordinance.

207 ~~14 16.~~ Storage, collection and disposal of refuse shall be so conducted as to create no health hazard,
208 rodent harborage, insect breeding areas, accident or fire hazard or air pollution. Pets shall be leashed
209 (Animal Control Ordinance).

210 ~~15 17.~~ The property owner/operator shall at all times operate the park in compliance with this ordinance
211 and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and
212 in a clean, sanitary and orderly condition at all times.

213 ~~16 18.~~ There shall be at least one (1) recreation area which shall be accessible from all spaces. The site
214 or sites of such recreation area or areas shall total not less than eight percent (8%) of the gross site area of
215 the park.

216 **17.49.** The park shall be screened from a public place or public right-of-way and adjacent occupied
217 property by a solid screening fence in accordance with subsection 22.2 of this ordinance. Planted vegetation
218 may be allowed as an alternate screening device by the Tree and Landscape Regulations in Chapter 106,
219 Rockport Code of Ordinances.

220 **{Recreational Vehicle Park District Special Conditions}**

221 *{The following is text for creating special conditions for the Recreational Vehicle Park District}*

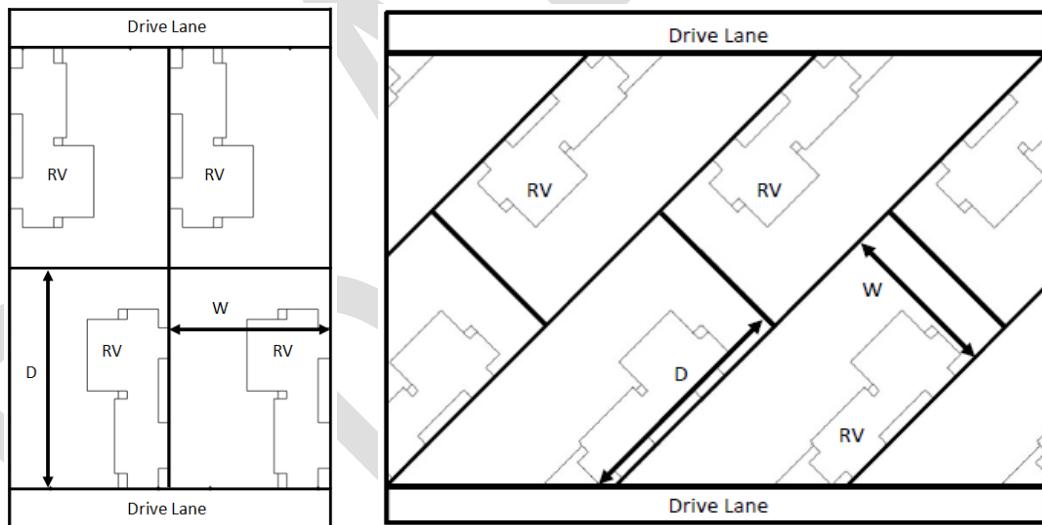
223 Sec.118.24.2.14 Regulation of Recreational Vehicle Parks

225 **1. General Provisions.** The following general provisions are required for the development or the
226 expansion of Recreational Vehicle Parks. Unless otherwise specified in the city's code of
227 ordinances, occupancy of recreational vehicles in the city limits is restricted to recreational vehicle
228 parks.

230 **2. RV slip/space size and separation**

231 **a. RV slip/spaces designed as back-in which abut other back-in spaces shall be a minimum
232 of forty (40) feet wide by fifty-five (55) feet deep.**

234 Back-in RV Spaces Abutting Back-in RV Spaces (Perpendicular & Angled)

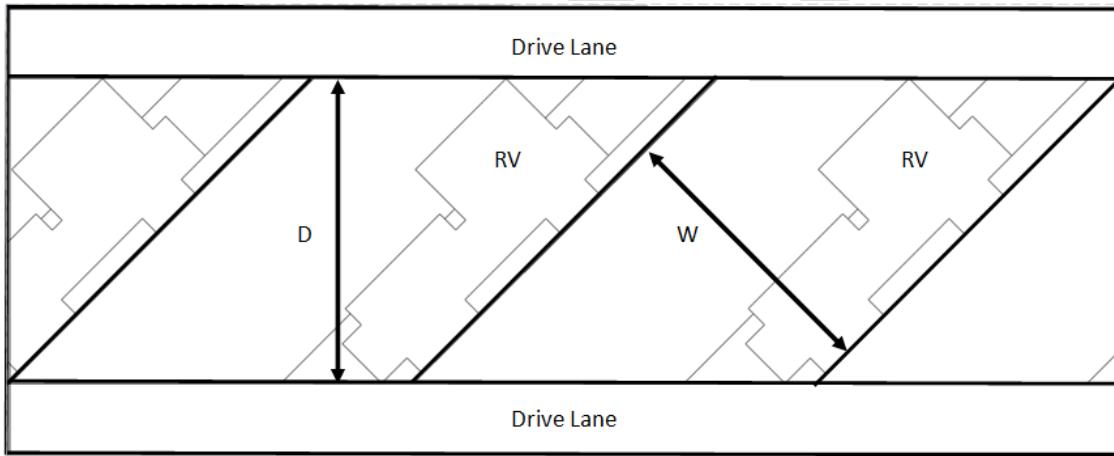
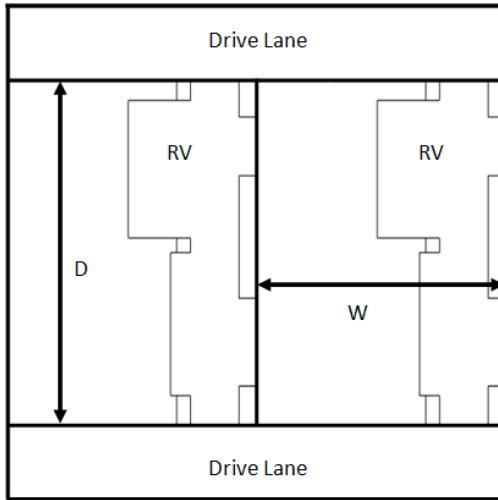


251 **b. RV slip/spaces designed as back-in which abut an open space or landscape buffer shall be
252 a minimum of forty (40) feet wide by forty-five (45) feet deep.**

253 **c. RV slip/spaces designed as pull-thru with drive isles adjacent to both the front and rear of
254 the space shall be a minimum of forty (40) feet wide by forty-five (45) feet deep.**

257 Pull-thru RV Spaces (Perpendicular & Angled)

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- d. Each RV unit shall be located on each space so that there is at least twenty (20) feet unobstructed clearance between units side-to-side and end-to-end. Ten (10) feet of unobstructed clearance between units and adjacent permanent structures is required.
- e. No slip/space shall encroach into required minimum yard setbacks.

3. Interior Access Drives.

- a. Interior access drives shall be constructed in conformance with the paving standards in Sec.118.21.4 Paving Standards for Driveways and Parking Spaces.
- b. An interior access drive or internal street shall be provided to each RV space. Each street shall have a minimum width of twenty (20) feet. The internal streets shall be continuous and connect with other internal streets or with public streets. All dead-end interior drives shall provide a cul-de-sac or other approved turnaround at the dead-end.

4. Parking. The following requirements are in addition to Sec. 118-21 *Parking Regulations* of this ordinance:

293 a. Parking required for each RV space shall be provided adjacent to the space or within a
294 reasonable proximity as to prevent the occurrence of parked vehicles impeding traffic flow
295 or emergency service access.

296 b. Parallel parking along interior access drives or internal streets shall be permitted on only
297 one side of the street for roadways with a minimum width of twenty-eight feet (28') and
298 on both sides of the street for roadways with a minimum width of thirty-two feet (32').
299 Parallel parking is not permitted on roadways with a width less than twenty-eight feet (28')
300 unless otherwise approved by the City Manager or his/her designee.

301 5. Connection to City Utilities. Cottages, Recreational Vehicles, Service Buildings, and other
302 structures located in the park shall be connected to city water and wastewater systems, if available.

303 6. Fire Hydrants. Fire hydrants shall be required as specified by the City Manager or his/her designee
304 and shall be included in the park layout plans submitted for approval.

305 7. Addressing and Mapping.

306 a. Slips/spaces shall be labeled and maintained with numbers to augment identification by
307 emergency service operations. Identification numbering shall be a minimum of three (3)
308 inches tall, in a contrasting color with the background with a reflective finish, placed in a
309 way to be plainly seen from the access road and protected from vehicular damage.

310 b. To assist response by emergency services, the park shall provide a map of the park with
311 each slip/space clearly labeled with its number. The map shall be provided to the City
312 Manager or his/her designee and the park shall provide the City with an updated map in a
313 timely manner whenever changes are made. The map shall be in black and white and in
314 whatever size necessary to render a legible image but in no case shall be smaller than 8 1/2
315 inches by 11 inches. The lower right corner shall include a title block noting the name of
316 the park, the park's address, a contact phone number, and the revision date. The upper left
317 corner shall include a compass rose.

318 8. Conformity to Other Regulations and Codes. The park shall conform to all other applicable City
319 of Rockport regulations and codes.

320 9. Sanitation. Storage, collection, and disposal of refuse shall be conducted as to create no health
321 hazard, rodent harborage, insect breeding areas, accident or fire hazard or air pollution and shall be
322 provided and buffered in accordance with the Vegetation regulation in Chapter 106, Rockport Code
323 of Ordinances.

324 10. Service Buildings. A service building to provide necessary sanitation and laundry facilities shall be
325 provided. Such building(s) shall be conveniently located and shall provide fixtures as required by
326 the city adopted building codes.

327 11. Total Open Space Requirement. RV parks shall provide a minimum of twenty percent (20%) open
328 space of the total gross site area of the park. The minimum required open space may be inclusive
329 of the required recreational areas, landscaping buffers, and other natural or landscaped areas.

330 12. Recreation Area Required:

343 a. There shall be at least one (1) recreation area which shall be easily accessible to all park
344 users.

345 b. Size of Recreation Area. Not less than eight percent (8%) of the gross site area of the RV
346 park shall be devoted to recreational facilities, generally provided in a central location. In
347 large parks, this may be decentralized. Recreation areas include space for community
348 recreation buildings and facilities including but not limited to play fields, sports courts,
349 playgrounds, and swimming pools, but not including vehicle parking areas.

351
352 13. Screening & Buffering. The following requirements are in addition to regulations in Sec. 118-22.2
353 Fence Regulations and Chapter 106 Vegetation of the Rockport Code of Ordinances:

355 a. The park shall be screened from the public right-of-way and adjacent residentially zoned
356 property by a solid screening wall comprised of a durable low-maintenance material
357 traditionally used in wall construction, including but not limited to stone, masonry
358 products, and pre-cast concrete. Corrugated and sheet metal as well as vinyl, wood, or other
359 similar materials are not considered low-maintenance materials for screening wall
360 construction.

361 b. A minimum fifteen (15) foot deep landscaping buffer shall be provided between any public
362 right-of-way and required screening wall. This buffer shall include a mixture of trees,
363 shrubs, planting beds, and other living landscaping to soften the visual impact of the
364 screening wall and enhance the street view aesthetics.

365 c. Alternative screening compliance. Where existing dense natural vegetation is preserved,
366 the City Manager or his/her designee may allow for alternative fencing and landscaping
367 design that provides for year around screening of the RV park from public rights-of-ways
368 and adjacent residentially zoned property.

372 14. The property owner/operator shall at all times operate the park in compliance with this ordinance
373 and shall provide adequate supervision to maintain the park, its facilities, and equipment in good
374 repair and in a clean, lawful, safe, sanitary and orderly condition.

376 {Non-conforming Use Regulations}

377 {The following is text for revising non-conforming use regulations related to continuance of a non-
378 conforming land use, rebuilding of non-conforming buildings if damaged or destroyed, and limited
379 expansion of non-conforming structures with conforming uses}

380 Sec. 118-25. Non-conforming use regulations.

382 25.1 *Non-Conforming Uses Regulated.* The purpose of this section is to make the Ordinance more
383 workable, legal and not impose unnecessary hardships on individuals who have established certain uses
384 before the enactment of the Zoning Ordinance. Certain privileges are accorded such uses. It is the long
385 range long-range objective, however, that such uses will ultimately be eliminated by attrition or other
386 means.

387 25.1.1 *Non-Conforming Uses Established.* The lawful use of land or a building existing at the time of
388 passage of this Ordinance or any amendment thereto may be continued, although such use does not
389 conform to all the provisions of this Ordinance, except as hereinafter provided. Non-conforming lots of
390 record existing at the time of the adoption of this ordinance and lots or parcels created as a result of
391 condemnation or involuntary sale by owner to a government entity with the power of eminent domain

392 shall be exempt, unless indicated, from the minimum lot area and width requirements provided they are
393 developed in accordance with all minimum yard areas as required in Article 20 [section 118-20] of this
394 document.

395 25.1.2 *Non-Conforming Uses May be Changed*. A non-conforming use of a building, structure or
396 premises may be changed to another non-conforming use of the same or of a higher classification
397 provided no structural alterations are made in the building. If the use is changed to a higher classification
398 or to a conforming use, it cannot be changed back to the original non-conforming use. For the purposes of
399 this paragraph, the "same classification" means uses permitted in the same district; a "higher
400 classification" means uses in a district with a prior listing (lower density) in this Ordinance.

401 25.1.3 *Discontinuance of a Non-Conforming Use*.

402 1. If a non-conforming use of a building or premises is discontinued, the use of such building or
403 premises then must conform to the use regulation of the District in which it is located.

404 2. A non-conforming use shall be deemed "discontinued" in the following circumstances:

406 a. The use ceases to operate for a continuous period of 180 calendar days and the use is not
407 temporarily discontinued in conformance with Sec.118.25.13.3.:

409 b. Any non-conforming use that does not involve a permanent type of structure or operation
410 and that is moved from the premises

412 3. A non-conforming use which is temporarily discontinued due to substantial damage to the building
413 or structure in which the non-conforming use is operating, will be allowed to continue and shall not
414 be deemed discontinued provided that building permits have been issued and building repair or
415 reconstruction work has started within eighteen (18) months of the date of such damage. In the
416 event of a delay in repair or reconstruction, a property owner may submit a request for a six (6)
417 month extension to the Planning & Zoning Commission. A maximum of two (2) extensions, for a
418 total of twelve (12) months, may be granted.

420 25.1.4 *Damage to Non-Conforming Use-Buildings and Structures*. No building or structure which has
421 been damaged by any cause whatsoever to the extent of more than sixty-fifty percent (60-50%) of the
422 appraised value of the building immediately prior to the damage, shall be restored except in conformity
423 with the regulations of this ordinance, and all rights as a non-conforming use are terminated. If a building
424 or structure is damaged by less than sixty-fifty percent (60-50%) of appraised value, it may be repaired or
425 reconstructed and used as before the time of damage, provided that such repairs or reconstruction be
426 substantially completed within six (6) months of the date of such damage.

427 25.1.5 *Enlargement/Expansion of Non-Conforming Use, Buildings, and Structures*.

428 1. Non-Conforming Use Expansion.

429 A non-conforming use cannot be enlarged, extended, or structurally altered unless changed to a
430 conforming use.

432 2. Expansion of Non-Conforming Structures with Conforming Uses.

434 a. Buildings, structures, or sites that do not conform to the regulations or development
435 standards in this ordinance but where the uses are deemed conforming shall not increase
436 the gross floor area or site area greater than ten percent (10%) from the date when the
437 building, structure, or site became non-conforming. The expansion of non-conforming
438 buildings, structures, or sites may be done in a similar fashion to the existing building,
439 structure, or site and deviate from current design standards of this zoning ordinance

without the need for a zoning variance provided that:

- i. The expansion is not detrimental to the public health, safety, and general welfare;
 - ii. The expansion does not increase the risk to life safety, fires, or other dangers; and
 - iii. The expansion does not violate any provisions of Chapter 50 Floods.
- b. The City Manager or his/her designee shall have the authority to administratively determine if a proposed expansion of a non-conforming structure or site complies with the above provisions.

~~25.1.6 Existing Special Uses Not Non Conforming.~~ Existing uses of the types eligible for Special Permits under Article 23 shall be conforming uses and shall receive a Special Permit for the existing use from the Zoning Administrator upon request. A Special Permit shall be required for any enlargement or addition.

456 25.1.7 *Intermittent and Illegal Uses.* The occasional, intermittent, temporary, or illegal use of land or
457 buildings shall not be sufficient to establish the existence of a non-conforming use and the existence of a
458 non-conforming use on the part of a lot or tract shall not be construed to establish a non-conforming use
459 on the entire lot. Passage of this ordinance in no way legalizes uses existing at the time of its adoption.

460 25.1.8 *Discontinuance of Certain Non-Conforming Uses in R Districts.* Where a premise in an R
461 District is used for open storage, such uses must be discontinued and the stored material removed within
462 one (1) year after the effective date of this Ordinance. Open storage in an R district existing beyond one
463 (1) year after the effective date of this ordinance shall be abated pursuant to Chapter 42, Rockport Code
464 of Ordinances. Open storage existing within newly annexed territory shall be deemed non-conforming
465 and shall therefore be regulated pursuant to this article.